



Delta 7 Centre
Brampton, Ontario

Home Hardware **Denny's**
DELHI BOYZ **SUBWAY** **CAA**
DELTA PARK Dental **FAT BASTARD BURRITO CO.**
SAKURA MEDICAL CENTRE



For Sale
Delta 7 Centre, Brampton, ON

Property Specifications

Address	205 and 215 Delta Park Boulevard, Brampton, ON
Intersection	Queen Street East and Delta Park Boulevard
Key Tenants	Home Hardware, Denny's, Delta Park Dental, Sakura Medical Centre, Subway, Fat Bastard Burrito, CAA



26,732 SF
GLA



2.36
Acres



100%
Occupancy



4.7
WALT (YRS)

Investment Highlights

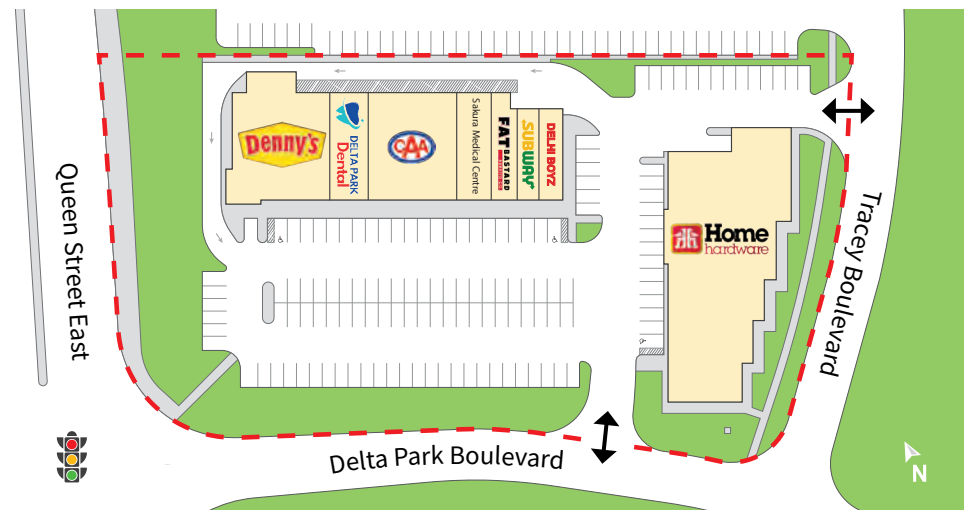
- **Premium Accessibility:** The Property benefits from having premium visibility and exposure along Queen Street East, one of Brampton's primary arterial thoroughfares, with multiple public transit routes servicing the corridor.
- **Strategic Location:** Delta 7 Centre is situated on a 2.36 acre corner lot, adjacent to Woodhill Centre, a prominent power centre anchored by The Home Depot, PetSmart and Giant Tiger, which draws consumers from across the region. It is surrounded by densely populated residential neighbourhoods with over 200,000 residents living within a 5 km radius.
- **Secure Anchor With Tremendous Rental Rate Upside:** Home Hardware, Canada's largest dealer-owned and operated home improvement retailer, has anchored the Property since its construction in 2014 and is the only location in Brampton. **Market rent for this unit is estimated to be over 10x its current rate.**
- **Well-Designed Asset with Significant Future Upside:** Delta 7 Centre has potential for future redevelopment, especially given its position along the proposed Queen Street - Highway 7 bus rapid transit (Q7BRT). This line will allow riders to travel from west Brampton to Vaughan Metropolitan Centre on one bus, with stops connecting to GO Transit and the TTC subway.

The Offering

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Delta 7 Centre (the "Property"), a neighbourhood retail plaza situated on 2.36 acres in Brampton, Ontario. Comprised of 26,732 SF, the plaza is fully leased to a diverse mix of needs-based and service-oriented tenancies. Home Hardware, Canada's largest dealer-owned and operated home improvement retailer, has anchored the Property since its construction in 2014. Other notable tenants include Denny's, Delta Park Dental, Sakura Medical Centre, Subway, Fat Bastard Burrito and CAA. The Property offers the investor secure future cash flow with a weighted average lease term of 4.7 years.

Delta 7 Centre is located on the southeast corner of Queen Street East and Delta Park Boulevard, where it benefits from premium access and visibility. The Property is surrounded by densely populated and affluent residential neighbourhoods with over 200,000 residents living within a 5 km radius of the site, while being near an abundance of the country's top national retailers drawing visitors from across the city. The Property is well-designed with ample parking and multiple access points, with convenient access to Highway 407, less than 3 km away.

The Property is situated along the proposed Queen Street-Highway 7 bus rapid transit (Q7BRT) which will allow transit riders to travel from the west end of Brampton, all the way to Vaughan Metropolitan Centre on one bus, with stops connecting to other regional networks such as GO Transit, and the TTC subway.






SmartCentres Brampton East

Walmart Supercentre The BRICK

WINNERS LCBO

STAPLES DOLLAR TREE

Bramalea City Centre



The Shoppes at Brampton Crossing

BEER STORE B KELSEY'S

WILD WING

Imperial Centre

Boston Pizza A&W

DURRISO COCA BR baskin robbins

Fit 4 Less KFC

SUBWAY



Torbram Road

Airport Road

Queen Street E

Delta 7 Centre
Brampton, Ontario

Home Hardware Denny's

DELHI BOYZ SUBWAY CAA

DELTA PARK Dental FAT BASTARD

SAKURA MEDICAL CENTRE

Delta Park Boulevard

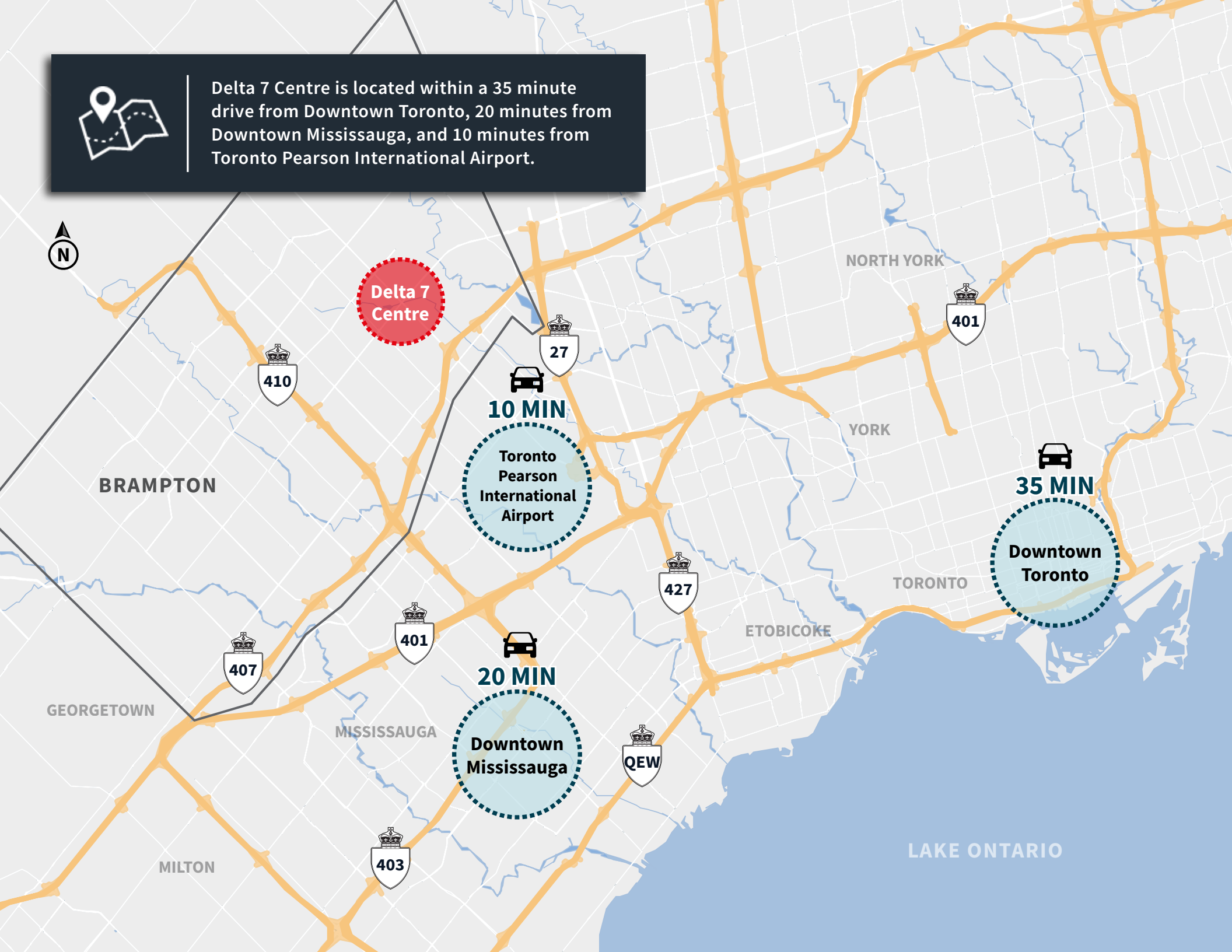
Woodhill Centre

THE HOME DEPOT GIANT TIGER GoodLife FITNESS

PET SMART Happiness in store. CIBC TD



Delta 7 Centre is located within a 35 minute drive from Downtown Toronto, 20 minutes from Downtown Mississauga, and 10 minutes from Toronto Pearson International Airport.



Location Overview






Delta 7 Centre, situated on 2.36 acres, is located on the southeast corner of Queen Street East and Delta Park Boulevard in one of Brampton's most dominant retail nodes. The site is located within a bustling commercial district primarily comprised of retail and industrial uses. The Property capitalizes on convenient accessibility from across the city and region with interchanges within the immediate surrounding area east to Highway 427 and south to Highway 407. This high traffic location offers premium visibility and exposure to more than 50,000 vehicles traversing the site daily along Queen Street East.

The site is situated in a rapidly expanding area of Brampton which has been experiencing an influx of residential development over the past ten years. This immediate area is quickly expanding with over 207,000 residents living within a 5 km radius of the site, a figure expected to increase by an additional 14.64% over the next 5 years.






Delta 7 Centre is conveniently situated, approximately 10 minutes away from both Bramalea City Centre and Toronto Pearson International Airport. Bramalea City Centre is a 1.5 Million square foot regional shopping destination which draws 16,000,000 visitors annually. This location offers premium access to public transportation, making commuting easy for those who live in the area. The site is nearby both Brampton GO Station and Bramalea GO Station, while also being well-served by multiple bus routes.

Economic Indicators (2024)

Brampton CMA Demographics

	Total Population	770,180
	Total Households	203,139
	Average Household Size	3.8
	Average Household Income	\$132,729
	Projected Pop. Change (% 2024-2029)	14.25%

Trade Area Demographics (2024)

Radius Demographics (Distance from Centre)		3 km	5 km
	Total Population	30,124	207,101
	Total Households	8,631	56,291
	Average Household Size	3.5	3.7
	Average Household Income	\$120,381	\$122,930
	Projected Pop. Change (% 2024-2029)	22.49%	14.64%



Delta 7 Centre, Brampton, ON

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